



Planning Division – M E M O R A N D U M

Date: November 19, 2014
To: Planning & Zoning Board
From: Lisa Davis, Planner II
Subject: Z14-053 – Gateway Park
RE: Proposed revised stipulations

Z14-053- PROPOSED REVISED CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the Design Guidelines (without guarantee of lot yield, building count, or lot coverage).
2. Compliance with all City development codes and regulations.
3. Compliance with all conditions of Z10-018, ordinance #4997.
4. The first phase of development within either of the 17 acre development parcels as identified in the project narrative as the "North Parcel" and the "South Parcel" will include a site plan for the entire 17 acres as stated in the Gateway Park Design Guidelines to demonstrate the site plan development potential for that parcel. This is required to be updated with each subsequent site plan for either North or South parcel.
5. On page 16 of the Design Guidelines, the Build to Zone is applicable to the frontage adjacent to Ray Road as well as Hawes Road. As indicated on page 25 of the Design Guidelines, parking will not be allowed in the build to zone. The Design Guideline booklet is to be revised to include illustrations and/or notes consistent with the requirement prior to approval through Design Review.
6. Due to the proximity to Phoenix- Mesa Gateway Airport, any proposed structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77.9, (form 7460), to determine any effect to navigable airspace, air navigation facilities. An FAA determination notice of no hazard to air navigation shall be provided prior to site plan approval by the Planning and Zoning Board.